

**BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS
Berkeley Heights, NJ 07922**

**AGENDA
Virtual Online Public Meeting
May 26, 2022 @ 7:30 PM**

NOTE: Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

TO JOIN A LIVE MEETING:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first
Meeting ID: 357-574-7364
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at cvalenti@bhtwp.com.

Adequate Meeting Notice: This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Supporting Documents: Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

Members: Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood,
Mr. Sylvester, Mr. Pereda, and Mr. Sincaglia

Roll Call:

Adoption of Minutes:

April 28, 2022 Regular Meeting

Adoption of Resolutions:

App.#22-0006: Pamela & Harry Davis, 64 River Bend Road, Block 507, Lot 2

Proposed restoration of house damaged by fire. The project includes a second story addition above the garage with a 3 ft. cantilever (extension) to the rear. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front- and combined side-yard setbacks. Existing nonconforming issues are lot area, principal front-yard setback, principal rear-yard setback, and combined side-yard setbacks. (R-15 Zone)

App.#22-0003: Martin & Kara Nohilly, 26 Chestnut Hill Dr., Bl. 3805, L.14

Proposed addition with new screened porch, deck, basement, and walkway. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the maximum building coverage, other coverage, and total lot coverage percentages permitted and for insufficient rear-yard setback. A variance would also be required for nonconformance with Section 3.1.8 Decks due to the height and location of the deck. Existing nonconforming issues are lot area, other coverage, total coverage, shed location, and driveway location. (R-20 Zone)

App.#22-0004: Lee Hills, 125 Kent Drive, Block 2601, Lot 2.02 (R-20 Zone)

Proposed installation of an in-ground pool and patios. Relief is needed from Section 6.1.1B Schedule of General Regulations for exceeding the maximum 10% "other lot coverage" permitted. Existing "other lot coverage" is nonconforming.

App.22-0005: Marat Michin, 34 Orion Road, Block 3401, Lot 22 (R-20 Zone)

Proposed installation of an in-ground pool, patios, stepping stones, retaining walls, pool equipment, and fencing. A variance is needed for exceeding the maximum permitted 10% "other" and 25% "total" lot coverage percentages.

App.#22-0002: Andrew Park, 45 Rogers Avenue, Block 2704, Lot 6 (R-20 Zone)

Proposed installation of an inground pool with patio surround. Variances are needed for exceeding the 10% "other" and 25% "total" lot coverage limits. The lot area is nonconforming.

Applications for Review:

App.#22-0008: Paola Garro, 39 Southview Drive, Block 4503, Lot 3 (R-20 Zone)

Proposed two-story principal addition (12'7" x 17'3") to the rear of the home. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the maximum permitted total lot coverage and insufficient rear-yard setback. Existing nonconforming issues are lot area, lot depth, principal front-yard setback, shed location, and other coverage.

App.#22-0010: Ali Latifi & Golnessa Mojtahedi, 46 Winchip Rd., Bl.3906, L. 5

Proposed construction of a one-story addition (14' x 13'3"). Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setback. The existing front-yard setback is nonconforming. (R-20 Zone)

App#22-0009: Ellen R. Guritzky, 15 Cromwell Ct., Block 1602, Lot 13 (R-15 Zone)

Proposed installation of an above-ground pool (12' x 17' x 52" high). Relief is needed from 1) Section 3.1.7 "Swimming and Wading Pool" for insufficient rear-yard setback; 2) Section 3.1.7D. "Height" for exceeding the 48" maximum height allowed; and 3) Section 6.1.1B. "Schedule of General Regulations" for exceeding the maximum total lot coverage permitted.

App22-0007: 41 Putnam Ave LLC, 41 Putnam Ave., Bl. 1803, L. 9 (R-15 Zone)

Proposed reconstruction of an existing single-family dwelling due to fire damage. The project consists of a first and second floor addition, covered porch, rear-yard deck, new two-car garage, and sidewalk and driveway modifications. The property is a corner lot with frontage on improved Putnam Avenue and unimproved Bolton Blvd. Variances are needed for insufficient principal front-yard setback (from both streets) and rear-yard setback to the new deck. Variances are also needed for exceeding the 15% maximum permitted building coverage and the 25% maximum permitted total lot coverage. Existing nonconforming issues are lot area, lot depth, principal front-yard setbacks (from both streets) and rear-yard setback.

Adjournment